

TOWN OF WESTFIELD TOWN COUNCIL REGULAR MEETING

Tuesday, April 28, 2020 8:00 PM

PROPOSED AGENDA

This agenda is prepared for the information of the public. It is the order of the meeting; however, if changes in order, deletions or additions are made, they will be noted at the time.

- 1. Roll Call
- 2. Invocation
- 3. Salute to the flag
- 4. Appointments
- 5. Presentations

 <u>Budget Presentation</u>

 2020 Municipal Budget
- 6. Advertised Hearings
 - 1. GENERAL ORDINANCE NO. 2162

AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REGARDING GROUND MOUNTED AIR CONDITIONING EQUIPMENT

- 2. GENERAL ORDINANCE NO. 2163
 - AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REGARDING POWER GENERATORS
- 3. GENERAL ORDINANCE NO. 2164
 - AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD PERTAINING TO PERMITTED YARD ENCROACHMENTS
- 4. GENERAL ORDINANCE NO. 2165
 - AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REVISING THE SUBMISSION REQUIREMENT FOR PRELIMINARY AND FINAL SITE PLAN AND SUBDIVISION APPLICATIONS
- 5. GENERAL ORDINANCE NO. 2166
 - AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD LISTING ALL ZONE DISTRICTS
- 6. GENERAL ORDINANCE NO. 2167
 - AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REGARDING NOTICE OF HEARINGS

- 7. Approval of Minutes from Town Council Regular Meeting held April 14, 2020
- 8. Petitions and Communications
- 9. Open discussion by citizens
- 10. Bills and Claims in the amount of \$146,317.79
- 11. Reports of Standing Committees

Finance Policy Committee

- 1. Resolution authorizing the Chief Financial Officer to refund Recreation Department fees
- 2. Resolution authorizing an award of contract for pool concession
- 3. Resolution providing for self-examination of the 2020 Municipal Budget
- 4. Resolution to defer Local District School Tax
- 5. Resolution to introduce and approve the 2020 Municipal Budget
- 6. Resolution to introduce and approve the 2020 Special Improvement District Budget
- 7. GENERAL ORDINANCE NO. 2170
 - "AN ORDINANCE FOR CALENDAR YEAR 2020 TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Public Safety, Transportation and Parking Committee

Code Review & Town Property Committee

Public Works Committee

12. Reports of Department Heads

Adjournment

AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REGARDING GROUND MOUNTED AIR CONDITIONING EQUIPMENT

BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

SECTION I. The Town Council of the Town of Westfield does hereby find that a recommendation contained within the Master Plan Reexamination Report prepared by H2M Associates and adopted by the Planning Board of the Town of Westfield by Resolution dated January 6, 2020 is necessary to eliminate an allowable yard encroachment for ground mounted air conditioning equipment which contradicts the setback requirement for same found elsewhere in the Land Use Ordinance. The Town Council does hereby further find that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

SECTION II. Article 12, Section 12.03 titled "YARDS", subsection B.2. is hereby amended to read as follows:

2. Window air conditioners, basement window wells, "Bilco" -style basement doors, ingress and egress platforms, awnings, and window flower boxes may encroach into any required yard or court without limitation.

SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REGARDING POWER GENERATORS

BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

SECTION I. The Town Council of the Town of Westfield does hereby find that a recommendation contained within the Master Plan Reexamination Report prepared by H2M Associates and adopted by the Planning Board of the Town of Westfield by Resolution dated January 6, 2020 is necessary to clarify regulations pertaining to power generators. The Town Council does hereby further find that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

SECTION II. Article 13, Section 13.02I titled "Other miscellaneous residential accessory uses and structures", is hereby amended by adding the following subsection 13:

13. Power generators shall not be located within any front or street side yard and shall be at least five (5) feet from any property line. Furthermore, power generators shall be screened from view from adjacent property at ground line or from public view from any street at ground level with sufficient plantings and/or fencing. Power generators may not be tested between the hours of 8:00 p.m. and 8:00 a.m. Sunday through Friday, and between the hours of 8:00 p.m. on Friday and 9:00 a.m. on Saturday and between the hours of 8:00 p.m. on Saturday and 9:00 a.m. on Sunday.

SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

TOWN OF WESTFIELD GENERAL ORDINANCE NO. 2164 AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD PERTAINING TO PERMITTED YARD ENCROACHMENTS

BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

SECTION I. The Town Council of the Town of Westfield does hereby find that a recommendation contained within the Master Plan Reexamination Report prepared by H2M Associates and adopted by the Planning Board of the Town of Westfield by Resolution dated January 6, 2020 and as also recommended within the Board of Adjustment 2017 Annual Report to amend the Land Use Ordinance in regard to permitted yard encroachments is necessary to eliminate ambiguity and to clarify the intent of the existing ordinance. The Town Council does hereby further find that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

SECTION II. Article 12, Section 12.03 titled "YARDS", subsections "B.4 and B.5" are hereby amended by deleting the existing subsections "B.4 and B.5" and inserting new subsections "B.4 and B.5" which shall read as follows:

- 4. Ground-supported chimneys, chimney box structures, and flues, stacks and vents attached to the side of a building may encroach up to two and one-half (2½) feet into any required yard or court; provided, however, that the area of such encroachment projected to ground level shall not exceed twelve (12) square feet in the aggregate.
- 5. Oriels, bay windows, bow windows, window greenhouses, and similar architectural devices, may encroach up to three (3) feet into any required yard or court; provided however, that the area of such encroachment projected to ground level shall not exceed fifteen (15) square feet in the aggregate and further provided that such encroachment is limited to structures on the ground floor of the building.

SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REVISING THE SUBMISSION REQUIREMENTS FOR PRELIMINARY AND FINAL SITE PLAN AND SUBDIVISION APPLICATIONS

BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

SECTION I. The Town Council of the Town of Westfield does hereby find that a recommendation contained within the Master Plan Reexamination Report prepared by H2M Associates and adopted by the Planning Board of the Town of Westfield by Resolution dated January 6, 2020 to amend the Land Use Ordinance, is necessary to ensure the submission of information regarding affordable housing units proposed along with an application for preliminary and/or final site plan and subdivision approval. The Town Council does hereby further find that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

SECTION II. Article 9, Section 9.06 titled "Additional Requirements for Preliminary Major Subdivisions", is hereby amended by adding a new section Q which shall read as follows:

Q. A developer of affordable housing shall incorporate on the plan a table identifying the location, required bedroom distribution, and intended occupancy (low or moderate income) of all affordable units, in compliance with the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1.

SECTION III. Article 9, Section 9.07 titled "Additional Requirements for Final Major Subdivisions", is hereby amended by adding a new section K which shall read as follows:

K. A developer of affordable housing shall incorporate on the plan a table identifying the location, required bedroom distribution, and intended occupancy (low or moderate income) of all affordable units, in compliance with the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1.

SECTION IV. Article 9, Section 9.09 titled "Additional Requirements for Preliminary Major Site Plans", is hereby amended by adding a new section N which shall read as follows:

N. A developer of affordable housing shall incorporate on the plan a table identifying the location, required bedroom distribution, and intended occupancy (low or moderate income) of all affordable units, in compliance with the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1.

SECTION V. Article 9, Section 9.10 titled "Additional Requirements for Final Major Site Plans", is hereby amended by adding a new section C which shall read as follows:

C. A developer of affordable housing shall incorporate on the plan a table identifying the location, required bedroom distribution, and intended occupancy (low or moderate income) of all affordable units, in compliance with the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1.

SECTION VI. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION VII. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD LISTING ALL ZONE DISTRICTS

BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

SECTION I. The Town Council of the Town of Westfield does hereby find that the amendment identified below is necessary to incorporate all affordable housing zone districts into the list of zone districts within the Town.

SECTION II. Article 11, Section 11.01 titled "ZONE DISTRICTS", subsection A. is hereby amended to read as follows:

A. **Districts enumerated.** For the purposes of this ordinance, the Town of Westfield is hereby divided into zone districts, as shown on the Zoning Map, and identified as follows:

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RS-40
         Single-Family Residence District
         Single-Family Residence District
RS-24
RS-16
RS-12
         Single-Family Residence District
         Single-Family Residence District
RS-10
         Single-Family Residence District
         Single-Family Residence District
RS-8
         Single-Family Residence District
RS-6
RM-12
        Single-Family and Two-Family Residence District
RM-8
         Single-Family and Two-Family Residence District
         Single-Family and Two-Family Residence District
RM-6
RM-6D
         Single-Family, Two-Family and Duplex Residence District
         Housing for Elderly Residence District
RA-1
RA-2
         Garden Apartment Residence District
      Garden Apartment Residence District
Senior Citizens Housing Residence District
RA-3
RA-4
RA-5A
RA-5B
         Multi-family Residence District
RA-5C
        Multi-Family Residence District
P-1
        Professional Office District
P - 2
        Professional Office District
0-1
        Office District
0-2
        Office District
        Central Business District
CBD
GB-1
        General Business District
GB-2
        General Business District
GB-3
        General Business District
         Commercial District
NA-AH
         North Avenue Affordable Housing Transit Oriented
         Development District
NS-AMFH New Street Affordable Multi-Family Housing Transit
         Oriented Development District
WBS-AMFH West Broad Street Affordable Multi-Family Housing Transit
         Oriented Development District
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GB1-AHO Affordable Housing Overlay District GB2-AHO Affordable Housing Overlay District GB2-AHO Affordable Housing Overlay District C-AHO Affordable Housing Overlay District SW-AHO Affordable Housing Overlay District PA-AHO Affordable Housing Overlay District RP-AHO Affordable Housing Overlay District
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SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD REGARDING NOTICE OF HEARINGS

BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

SECTION I. The Town Council of the Town of Westfield does hereby find that a recommendation contained within the Master Plan Reexamination Report prepared by H2M Associates and adopted by the Planning Board of the Town of Westfield by Resolution dated January 6, 2020 is necessary to ensure public notice of applications for minor subdivision approval and applications for conditional use approval. The Town Council does hereby further find that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

SECTION II. Article 4, Section 4.03 titled "NOTICE OF HEARING; WHEN REQUIRED", is hereby amended by adding new sections J and K which shall read as follows:

- J. An application for minor subdivision approval; and
- K. An application for conditional use approval.

SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

TOWN OF WESTFIELD WESTFIELD NEW JERSEY

RESOLUTION NO.

FINANCE POLICY COMMITTEE

APRIL 28, 2020

RESOLVED, that the Town Treasurer be authorized to refund the following fees to the following individual:

Name	Account	Class	Fee
Daniela DeFilippis 543 Hort St Westfield, NJ 07090	#195 Membership Refund/Pool 03-55-920-202	Pool Membership 2020 Refund-Resident Family	\$420.00 of 4 or less
John Colasanti 246 Maryland Street Westfield, NJ 07090	T-05-600- 071 Tennis/Rec	Refund Program Cancelled/Tai G John Colasanti	\$30.00 Chi Spring
Maria Helbert-Blanco 417 Kimball Ave Westfield, NJ 07090	T-05-600-071 Tennis/Rec	Refund Program Cancelled/Tai (Maria Helbert-Blanco	\$30.00 Chi Spring
Joyce Nelson 424 Rahway Ave Westfield, NJ 07090	T-05-600-071 Tennis/Rec	Refund Program Cancelled/Tai G Joyce Nelson	\$30.00 Chi Spring
George Urban 1291 Poplar Ave Mountainside, NJ 07092	T-05-600-071 Tennis/Rec	Refund Program Cancelled/Tai George Urban	\$30.00 Chi Spring
Stefanie Bendure 24 Hawthorn Drive Westfield, NJ 07090	T-05-600-071 Tennis/Rec (sports clinics /9-05-600-000	Refund Program Cancelled/Trac) Will Bendure	\$115.00 k & Field

TOWN OF WESTFIELD WESTFIELD, NEW JERSEY

RESOLUTION NO.

FINANCE POLICY COMMITTEE

APRILI 28, 2020

WHEREAS, the Recreation Commission of the Town of Westfield determined that there was a need for a food concession for the 2020 season at the Westfield Memorial Pool; and

WHEREAS, on March 16, 2020, a Request for Proposals (RFP) for the aforesaid service was advertised to be returnable on April 13, 2020; and

WHEREAS, on April 13, 2020, two (2) responses to the RFP were received; and

WHEREAS, Lizzard Inc. DBA Suspenders, 1131 Magie Avenue, Union, New Jersey 07208 submitted a proposal to perform said services with a payment to the Town of Westfield totaling \$30,499.50; and

WHEREAS, the Recreation Commission has found the proposal to be responsive to the RFP and is recommending that the Town Council authorize an award of contract to Suspenders.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Westfield be and hereby authorizes an award of contract to Lizzard Inc. DBA Suspenders, 1131 Magie Avenue, Union, New Jersey 07208 for the food concession for the 2020 season at the Westfield Memorial Pool with a payment to the Town of Westfield totaling \$30,499.50.

BE IT FURTHER RESOLVED that the proper Town Officials be authorized to effect whatever actions are necessary in the execution and discharge of this contract.

TOWN OF WESTFIELD WESTFIELD NEW JERSEY

RESOLUTION NO.

FINANCE POLICY COMMITTEE

APRIL 28, 2020

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Town of Westfield has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Town meets the necessary conditions to participate in the program for the 2020 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Westfield that in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officers certification. The governing body has found the budget has met the following requirements:

- 1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
- 2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law.)
- 3. That the budget is in such form arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
- 4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
- 5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
 - 6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

TOWN OF WESTFIELD WESTFIELD, NEW JERSEY

RESOLUTION NO. 2020

FINANCE POLICY COMMITTEE

APRIL 28, 2020

WHEREAS, the Local District School Tax for the year July 1, 2019 to June 30, 2020 was raised in the 2019 Tax Levy in the sum of \$104,749,790.00, and

WHEREAS, the statutes permit the deferral of such School Tax up to 50% of the School Tax Levy or \$50,966,994.00,

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Westfield, County of Union, that the Deferred School Tax for Local District School purpose be the sum of \$52,374,895.00 as of December 31, 2019.

BE IT FURTHER RESOLVED, that three certified copies of this resolution be filed in the Office of the Division of Local Government Services.

TOWN OF WESTFIELD RESOLUTION NO.

FINANCE POLICY COMMITTEE

APRIL 28, 2020

WHEREAS, the Downtown Westfield Corporation Budget of the Town of Westfield's Special Improvement District, County of Union, for the Year 2020:

BE IT RESOLVED that the following statements of revenues and appropriations shall constitute the Downtown Westfield Corporation Budget for the Year 2020; and

BE IT FURTHER RESOLVED that said Budget be published in THE WESTFIELD LEADER in the issue of May 7, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Town of Westfield does hereby approve the following as the Downtown Westfield Corporation Budget for the year 2020:

DOWNTOWN WESTFIELD CORPORATION SPECIAL IMPROVEMENT DISTRICT 2020 BUDGET

REVENUES

GENERAL REVENUE	ANTICIPATED REVENUE
GENERAL REVENUE	ANTICIPATED REVENUE

Amount to be raised by

Special Improvement District Assessment
Total General Revenue
\$416,347.00
\$416,347.00

APPROPRIATIONS

GENERAL APPROPRIATION APPROPRIATIONS 2020

Operating

 Salaries & Wages
 \$254,339.00

 Other Expenses
 \$162,008.00

 Total General Appropriations
 \$416,347.00

Notice is hereby given that the Downtown Westfield Corporation Budget was approved by the Town Council of the Town of Westfield, County of Union, on April 28, 2020.

A hearing on said Budget will be held at the Westfield Municipal Building, Council Chambers, 425 East Broad Street, Westfield, New Jersey 07090 on May 26, 2020 at 8:00 PM at which time and place objections to said Budget for the Year 2020 may be presented by Downtown Special Improvement District taxpayers or other interested person. If the meeting on May 26, 2020 must be held virtually due to COVID-19, the public hearing will be held digitally with a link/meeting ID to be made available on the Town of Westfield's website (www.westfieldnj.gov) in advance of the meeting.

TOWN OF WESTFIELD WESTFIELD, NEW JERSEY

GENERAL ORDINANCE NO. 2170

CALENDAR YEAR 2020

ORDINANCE TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et.seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said final budget appropriations to 2.50% unless authorized by ordinance to increase it to 3.5% over the previous years final appropriations; and,

WHEREAS, a municipality may, by ordinance, bank the difference between its final budget appropriations and the 3.5% increase authorized by this ordinance when said difference is not appropriated as part of the final budget; and,

WHEREAS, the Town Council of the Town of Westfield, County of Union, hereby determines that this difference in the amount of \$ 341,229.40 that is not appropriated as part of the final budget shall be retained as an exception to the final appropriations in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.